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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE August 1, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Chris Peddicord	FILE NO. CO 04-0158 SUB2003-00144
SUBJECT Request by Chris Peddicord for a Tentative Parcel Map to subdivide an existing 10-acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes minor road improvements to Chesapeake Place and Stanton Road. The project will not result in the creation of any on-site roads. The Subdivision Review Board approved the Tentative Parcel Map (CO00-0061; S990331P) on July 2, 2001. The approved map expired, and the applicant has reapplied for a new Parcel Map, which is identical to the previously approved map. The proposed project is within the Residential Rural land use category and is located on the northeast corner of Stanton Street and Chesapeake Place, approximately three miles southeast of the City of Arroyo Grande, in the South County (Inland) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Tentative Parcel Map CO 04-0158 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 19, 2005 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services/Utilities, Recreation, Wastewater, and Water, and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-063-019	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.112.020 & 22.112.040 – South County Area Standards - Areawide and Rural Sec. 22.112.040.F – Residential Rural			
LAND USE ORDINANCE STANDARDS: Sec. 22.22.060– Residential Rural Subdivision Design			
EXISTING USES: Granny unit and garage			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural / single family residences East: Residential Rural / undeveloped South: Residential Rural / single family residences West: Residential Rural / single family residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, County Parks, CDF, Nipomo Community Services District, APCD, Department of Fish and Game, Cal Trans	
TOPOGRAPHY: Nearly level to gently sloping	VEGETATION: Chaparral, coast live oak, eucalyptus trees, and grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: April 28, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	2 miles from the Nipomo urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a 40 foot right-of-way	5 acres
Slope	Average slope is between 0 and 15 %	5 acres

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, road

improvements are recommended as a means of providing appropriate access and circulation for this area.

BACKGROUND:

The Subdivision Review Board approved Tentative Parcel Map (CO00-0061; S990331P) on July 2, 2001. The approved map expired, and the applicant has reapplied for a new Tentative Parcel Map, which is identical to the previously approved map. This map continues the previously approved environmental mitigation for the property, including protection of Pismo clarkia, an endangered species and protection of existing oak trees.

PLANNING AREA STANDARDS:

The project site is located within the South County (Inland) Rural Area. Planning Area Standards for South County projects establish areawide criteria for public right-of-way dedications and gross acreage calculation allowances. Planning Area Standards for Rural area projects establish criteria for area circulation, driveways, and equestrian/bicycle/pedestrian paths. Planning Area Standards for Residential Rural projects establish additional road right-of-way criteria as well as an 80-foot front setback, retention of existing landscaping, and siting of buildings.

The proposed development satisfies all Planning Area Standards. The project will provide right-of-way dedications, a detached trail along Chesapeake, and building envelopes that protect sensitive biological resources.

COMMUNITY ADVISORY GROUP COMMENTS: The Nipomo Community Advisory Council recommended to support the project.

AGENCY REVIEW:

Public Works – Recommend approval with conditions.

Environmental Health - Preliminary evidence of water and ability to serve by septic. State Health Department Secondary Drinking Water Regulations were exceeded for iron in the domestic well serving parcel 2.

County Parks – Require Quimby and applicable Building fees. Require detached trail along Chesapeake Place according to County's A-1(x) standard.

CDF - See attached fire safety letter dated May 6, 2004.

APCD - Inconsistent with Clear Air Plan, developmental burning and naturally occurring asbestos restrictions.

LEGAL LOT STATUS:

The existing one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 19, 2005 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services/Utilities, Recreation, Wastewater, and Water, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences..
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project includes limitations on future development to areas inside the building envelopes shown on the map.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR CO04-0158

Approved Project

1. A Tentative Parcel Map to subdivide an existing 10-acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes minor road improvements to Chesapeake Place and Stanton Road. The project will not result in the creation of any on-site roads.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Chesapeake and Stanton widened to complete an A-1(x) section fronting the property to include a detached trail.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening and slope easement purposes width as needed along Chesapeake and Stanton Roads.
 - b. A 20 foot radius property line return at the intersection of Chesapeake and Stanton Roads.

Improvement Plans

4. If improvement plans are needed, they shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Grading and erosion control plan for subdivision related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
5. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
6. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the

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approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

7. Submit complete drainage calculations to the Department of Public Works for review and approval.
8. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
9. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.

Utilities

10. Electric and telephone lines may be installed underground or overhead.
11. Cable T.V. conduits shall be installed in the street.
12. Gas lines shall be installed.

Design

13. The lot area of Parcels 1 and 2 shall contain a minimum area of 4.5 acres exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22.22.030/23.04.021) and a minimum of 5.0 acres gross

Fire Protection

14. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
15. **Prior to final map recordation**, the project shall comply with the Fire Safety Plan from CDF dated May 6, 2004.

Parks and Recreation (Quimby) Fees

16. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

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Affordable Housing Fee

17. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Water

18. Prior to recordation of the final map, the applicant shall submit comprehensive water data including all water well logs, pump tests, and complete water analysis for all proposed wells to the County Department of Environmental Health for review and approval. A full size exhibit showing all well locations and easements shall also be submitted.

Additional Map Sheet

19. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. No oak trees will be removed as a result of future grading or construction activities on Parcels 1 and 2. This precludes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.
 - b. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak trees root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)
 - c. All oak trees to remain on site that are within fifty feet of construction or grading activities on Parcels 1 and/or 2 will be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.
 - d. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
 - e. To minimize impacts to the sensitive oak woodland understory habitat (e.g. chaparral, coastal scrub), the applicant agrees to the following during construction/tract improvements and for the life of the project:

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- i. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
 - ii. No livestock shall be allowed within the native habitat area.
 - iii. All allowed uses within the native habitat area shall be passive, where the use will have either no or minimal impact on the oak woodland habitat.
 - iv. Any CC&Rs created shall include the above provisions to protect the native habitat.
- f. All future buildings on Parcel 2 shall be located outside the Pismo Clarkia open space area, as shown on attached Exhibit C. No structures, grading, site disturbance, native vegetation removal, access by domestic livestock, vehicle use or storage, introduction of nonnative plants, mowing, discing or any other action likely to negatively affect the Pismo Clarkia, its potential pollinators, or surrounding habitat shall occur within the open space easement.
- g. For the life of the project, the Developer agrees to locate all run off or sedimentation and erosion control measures required by the County Public Works Department at the time of building permit application outside of the open space easement boundaries as shown on Exhibit C.
- h. For the life of the project, vegetation clearance around structures, necessary to comply with local fire control codes, in no event shall extend into the open space boundaries area or beyond the Developer's property boundary.
- i. If archaeological resources or human remains are accidentally discovered during grading or construction activities associated with construction of new structures on Parcels 1 and 2, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.
- j. If archaeological resources or human remains are accidentally discovered during grading or construction activities associated with installation of parcel map improvement plans, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.
- k. **Prior to issuance of grading permit for tract improvements**, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
- l. Developmental burning shall be prohibited unless the applicant obtains a burn permit from the Air Pollution Control District and California Department of Forestry/County Fire (CDF). If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
- m. **Prior to issuance of grading and construction permits for individual lot development**, the applicant shall submit soil borings showing adequate distance to bedrock and adequate separation between lines and percolation rate test results at

each leach line location showing adequate percolation rates. If soil conditions do not permit a standard leach field, the applicant shall submit plans for an engineered wastewater system.

- n. **Prior to issuance of building permits for development on the proposed parcels,** proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

Covenants, Conditions and Restrictions

20. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. No oak trees will be removed as a result of future grading or construction activities on Parcels 1 and 2. This precludes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.
 - b. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak trees root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)
 - c. All oak trees to remain on site that are within fifty feet of construction or grading activities on Parcels 1 and/or 2 will be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.
 - d. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
 - e. To minimize impacts to the sensitive oak woodland understory habitat (e.g. chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:
 - i. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as

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- much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
- ii. No livestock shall be allowed within the native habitat area.
 - iii. All allowed uses within the native habitat area shall be passive, where the use will have either no or minimal impact on the oak woodland habitat.
 - iv. Any CC&Rs created shall include the above provisions to protect the native habitat.
- f. All future buildings on Parcel 2 shall be located outside the Pismo Clarkia open space area, as shown on attached Exhibit C. No structures, grading, site disturbance, native vegetation removal, access by domestic livestock, vehicle use or storage, introduction of nonnative plants, mowing, discing or any other action likely to negatively affect the Pismo Clarkia, its potential pollinators, or surrounding habitat shall occur within the open space easement.
 - g. For the life of the project, the Developer agrees to locate all run off or sedimentation and erosion control measures required by the County Public Works Department at the time of building permit application outside of the open space easement boundaries as shown on Exhibit C.
 - h. For the life of the project, vegetation clearance around structures, necessary to comply with local fire control codes, in no event shall extend into the open space boundaries area or beyond the Developer's property boundary.
 - i. If archaeological resources or human remains are accidentally discovered during grading or construction activities associated with construction of new structures on Parcels 1 and 2, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.
 - j. If archaeological resources or human remains are accidentally discovered during grading or construction activities associated with installation of parcel map improvement plans, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.
 - k. **Prior to issuance of grading permit for tract improvements**, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
 - l. Developmental burning shall be prohibited unless the applicant obtains a burn permit from the Air Pollution Control District and California Department of Forestry/County Fire (CDF). If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
 - m. **Prior to issuance of grading and construction permits for individual lot development**, the applicant shall submit soil borings showing adequate distance to bedrock and adequate separation between lines and percolation rate test results at each leach line location showing adequate percolation rates. If soil conditions do not permit a standard leach field, the applicant shall submit plans for an engineered wastewater system.

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- n. **Prior to issuance of building permits for development on the proposed parcels,** proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

Miscellaneous

21. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
22. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

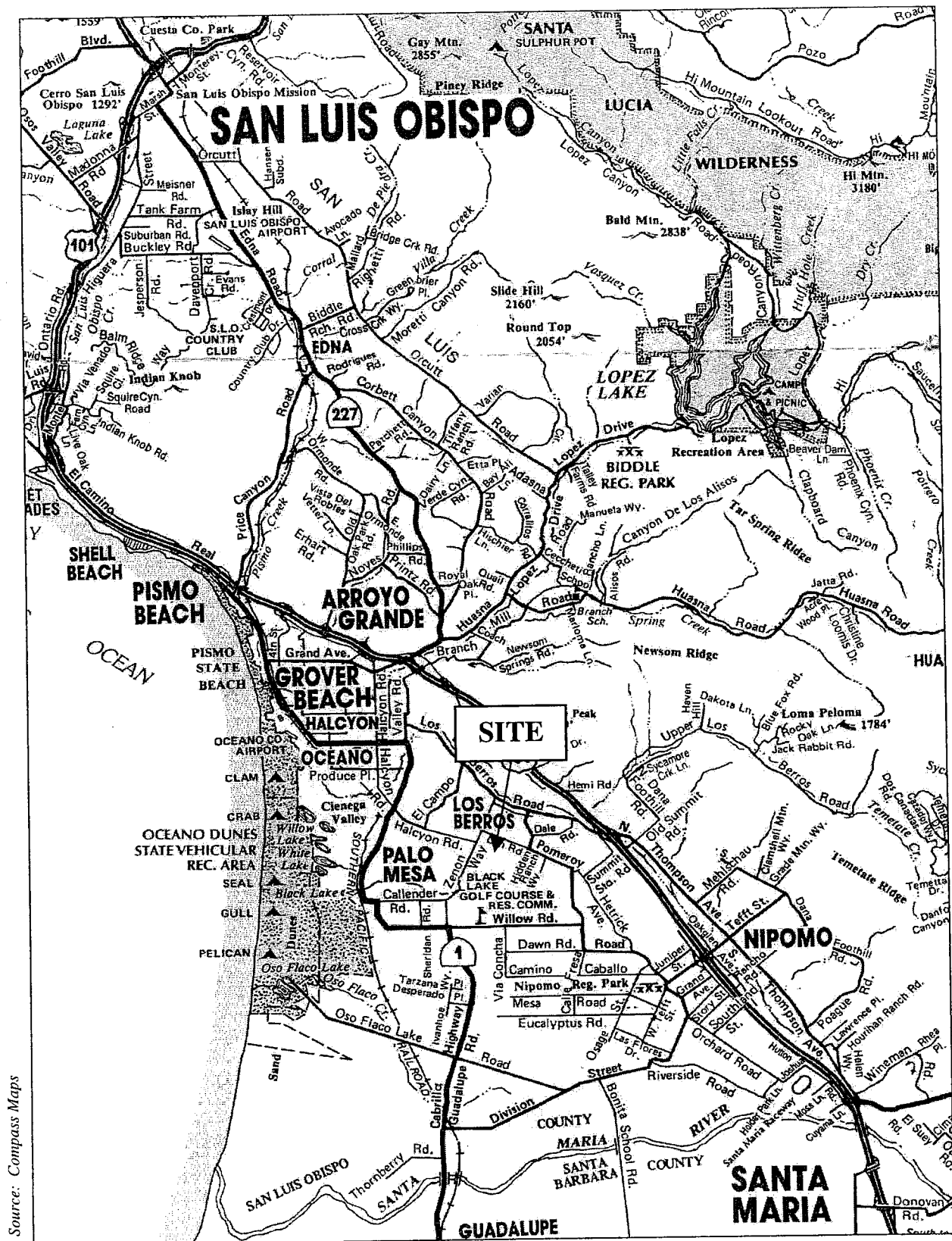
1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions

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including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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Source: Compass Maps

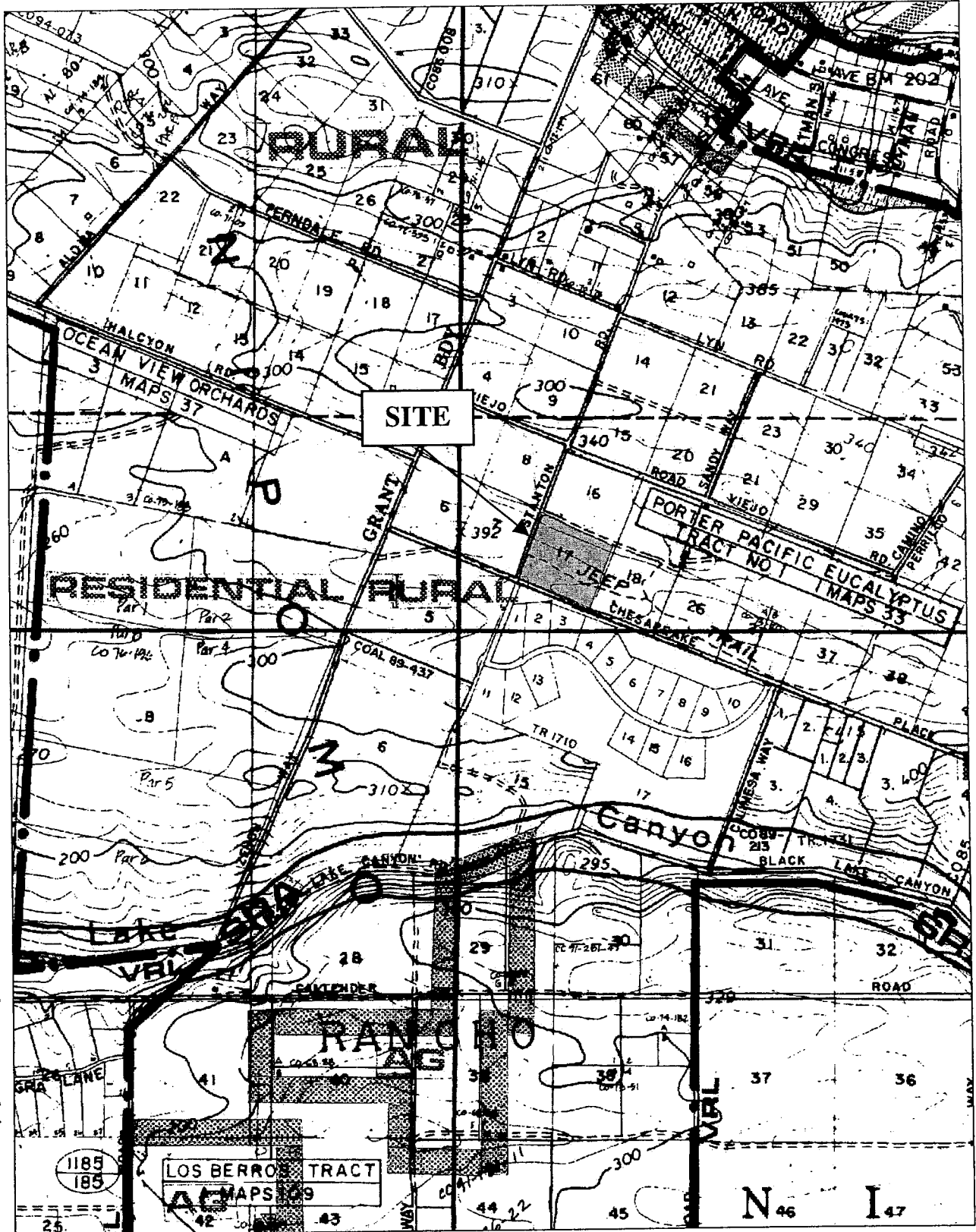


NORTH
Not to Scale

VICINITY MAP
FIGURE 1

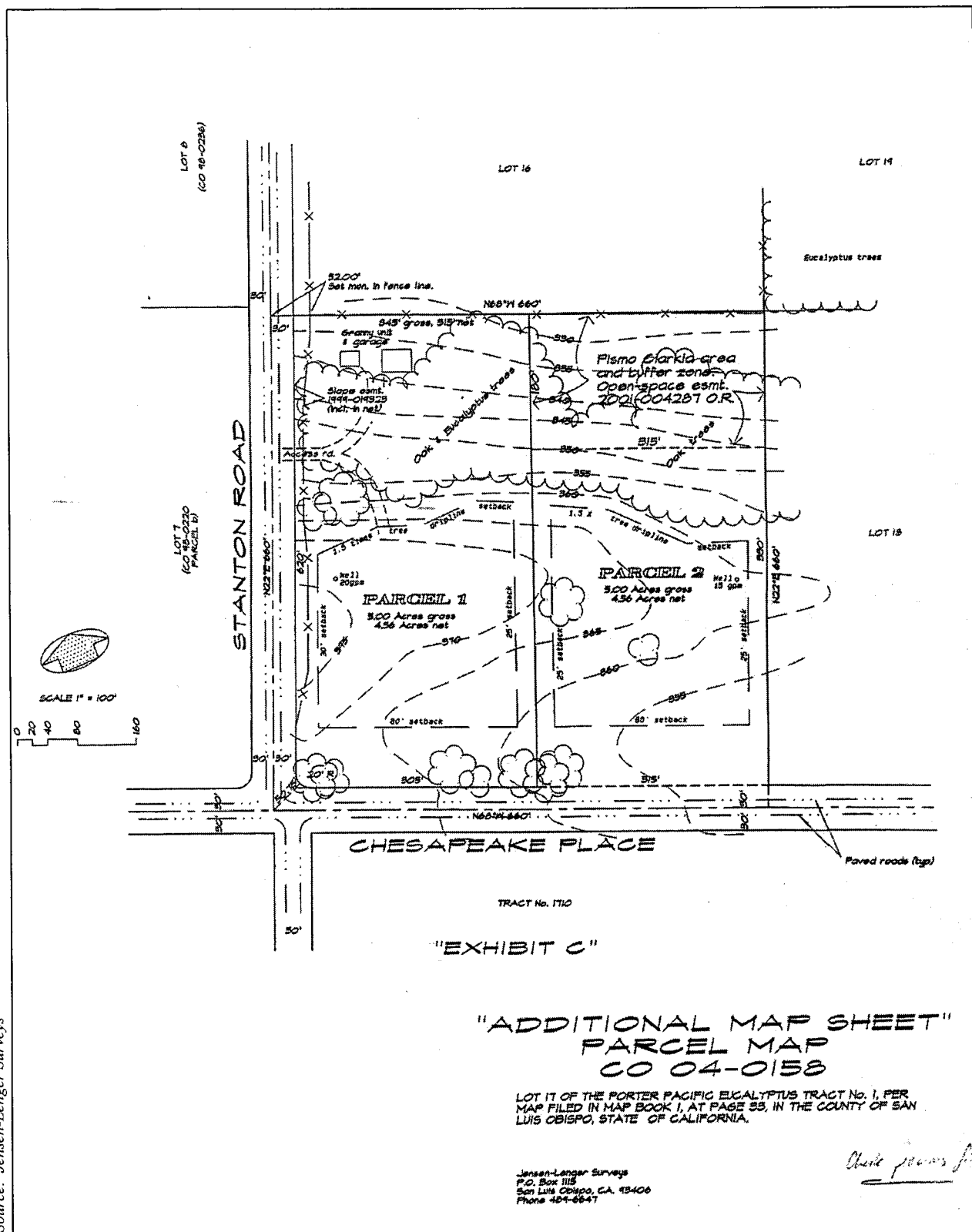
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Source: County of San Luis Obispo



NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 2



Morro Group, Inc.

SITE PLAN EXHIBIT C

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (BP)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-083

DATE: May 19, 2005

PROJECT/ENTITLEMENT: Peddicord Parcel Map SUB2003-00144 / CO04-0158

APPLICANT NAME: Chris Peddicord

ADDRESS: 675 Stanton Rd., Arroyo Grande, CA 93420

CONTACT PERSON: Same as applicant

Telephone: (805) 489-7309

PROPOSED USES/INTENT: Proposal by Chris Peddicord to subdivide an existing 10-acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes minor road improvements to Chesapeake Place and Stanton Road. The project will not result in the creation of any on site roads. The Subdivision Review Board approved the proposed Parcel Map (CO00-0061; S990331P) on July 2, 2001. The approved map expired, and the applicant has reapplied for a new Parcel Map, which is identical to the previously approved map.

LOCATION: The project site is located on the north side of Chesapeake Place and the east side of Stanton Road (at 675 Stanton Road), approximately four miles southeast of the community of Nipomo, in the South County (Inland) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District, Environmental Health and California Department of Fish and Game

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Peddicord Parcel Map; SUB2003-00144

Project Applicant

Name: Chris Peddicord
Address: 675 Stanton Road
City, State, Zip Code: Arroyo Grande, CA 93420
Telephone #: (805) 489-7309

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

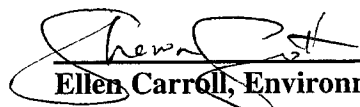
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☒ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 05/01/05

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Peddicord Parcel Map; SUB2003-00144 CO04-0158 ED04-083

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MORRO GROUP, INC.
Prepared by (Print)

[Signature]
Signature

04/01/05
Date

Ellen Carroll
Reviewed by (Print)

Ellen Carroll
Signature

Ellen Carroll,
Environmental Coordinator
(for)

4-13-05
Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Chris Peddicord for a Parcel Map to subdivide an existing 10-acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes minor road improvements to Chesapeake Place and Stanton Road. The project will not result in the creation of any on site roads. The Subdivision Review Board approved the proposed Parcel Map (CO00-0061; S990331P) on July 2, 2001. The approved map expired, and the applicant has reapplied for a new Parcel Map, which is identical to the previously approved map. The proposed project is within the Residential Rural land use category and is located on the north side of Chesapeake Place and the east side of Stanton Road (at 675 Stanton Road), approximately four miles southeast of the community of Nipomo, in the South County (Inland) planning area.

ASSESSOR PARCEL NUMBERS: 091-063-019

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Inland)

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None Applicable

EXISTING USES: Granny unit and garage

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Chaparral, coast live oak, eucalyptus trees, and grasses

PARCEL SIZE: 10 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural/single family residences	<i>East:</i> Residential Rural/undeveloped
<i>South:</i> Residential Rural/single family residences	<i>West:</i> Residential Rural/single family residences

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C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in the northeast corner of Chesapeake Place and Stanton Road (refer to Figures 1 and 2). The surrounding area is characterized by a gentle south-facing hillside supporting chaparral, coast live oak woodland, and grassland. Surrounding development consists of single-family residences. The project area supports maritime chaparral, coast live oak woodland, and ruderal habitats. The project site is gently sloping. A small granny unit and garage are located in the northwest corner of the parcel.

Impact. The applicant proposed to divide a 10-acre parcel into two five-acre parcels. Future development would likely include one primary residence and one secondary residence on each proposed lot. Future residential development would be visible from Chesapeake and Stanton Road, but would not be visible from any major public roadway.

Mitigation/Conclusion. The project site is not visible from any major public roadways, and future development would be constructed at a density similar to surrounding residential land uses. No significant impacts were identified, and no mitigation measures are necessary.

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located within the Residential Rural land use category. The project site is not currently under agricultural production, and agricultural uses are not present in the immediate vicinity. The soil types mapped for the project site by the Natural Resources Conservation Service (NRCS) Soil Survey are Oceano Sand (9-30%) and Oceano Sand (2-9%), Class IVe irrigated and VIe non-irrigated. Based on the lack of prime agricultural soils and agricultural uses on and in the immediate vicinity of the proposed project site, no significant impacts to agricultural resources would occur as a result of the proposed project.

Mitigation/Conclusion. No significant impacts to agricultural resources were identified, and no mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In 1989, the State Air Resources Board (ARB) designated San Luis Obispo County a non-attainment area for exceeding the State's air quality standards set for ozone and dust (small particulate matter or PM10). In 2003, the State ARB determined that the county was in attainment for ozone. Based on the latest air monitoring station information (per the County's RMS annual report, 2003), the trend in air quality in the general area has declined, where unacceptable PM10 levels were exceeded at the Ralco Way monitoring station 26 times in 2002 (up from 17 exceedances in 2001).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical

transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. Future development of the project site would include grading and construction activities, which would result in the creation of construction dust, or short- and long-term vehicle emissions. In 1994, the South County Area Plan was adopted and associated EIR certified. As a part of that analysis, a cumulative assessment of the build-out impacts of the planning area was completed, which included the ultimate breakdown of the subject property as is currently proposed. While cumulative impacts to air quality was identified in the EIR as potentially significant and unavoidable, the findings recognized that the existing cumulative air quality mitigation program, combined with a slight improvement over the previous Area Plan build-out would offset some of these impacts.

The proposed project was referred to the County Air Pollution Control District (APCD) for review. Based on APCD's review, the proposed project would not exceed thresholds requiring mitigation, however, increasing the residential density of the project site would be inconsistent with the adopted Clean Air Plan (Melissa Guise; April 26, 2004). Implementation of the proposed project would not result in project-specific impacts, but would contribute to the cumulative degradation of air quality in the Nipomo area. The APCD recommended standard air quality measures including prohibition of developmental burning and compliance with the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading Quarrying, and Surface Mining Operations to avoid the release of potentially naturally-occurring asbestos.

The Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the Planning Compact Communities strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the smaller number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

In addition, each new residence will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

Mitigation/Conclusion. Based on implementation of the mitigation measures described above and listed in Exhibit B, impacts to air quality would be less than significant.

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4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located on the Nipomo Mesa. The site supports a variety of habitat types, including central coast maritime chaparral, coast live oak (*Quercus agrifolia*) woodland, and ruderal (disturbed vegetation).

Special Status Species. The California Natural Diversity Database (2004) identified several special-status plant species in the vicinity of the project site including sand mesa (shagbark) manzanita (*Arctostaphylos rudis*), Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*), Blochman's leafy daisy (*Erigeron blochmaniae*), dune larkspur (*Delphinium parryi* ssp. *blochmaniae*), and marsh sandwort (*Arenaria paludicola*). Over-wintering habitat for monarch butterfly (*Danaus plexippus*), is documented approximately one half mile south of the project site.

The applicant submitted a botanical survey report prepared by V. L. Holland (July 2000). A comprehensive floristic botanical survey was conducted in July 2000. Two special-status species were observed on the project site, as summarized below.

Pismo Clarkia

Pismo clarkia is a Federal Endangered, State Rare, and CNPS List 1B annual herb occurring in chaparral margins and openings, cismontane woodland, and valley and foothill grassland. This species blooms from May to July. During botanical survey conducted in July, Pismo clarkia was observed in the northernmost portion of the project site and along Chesapeake Place. The majority of the population is present in Parcel 2 where approximately 500 to 1,000 plants were observed (V.L. Holland, July 2000).

California Spineflower

California spineflower is a CNPS List 4 annual herb occurring in chaparral, cismontane woodland, coastal dunes, coastal scrub and valley and foothill grassland in sandy soils. This species blooms March through August. During botanical survey conducted in July, California spineflower was observed on the project site (V.L. Holland, July 2000).

Native or Important Vegetation. Dense coast live oak woodland and eucalyptus trees are present in the northern half of the project site.

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Impact.

Special-status Species. The California Department of Fish and Game (CDFG) reviewed the botanical report and project site prior to approval of the Parcel Map. The applicant is not proposing any changes to the previously approved map. To avoid impacts to special-status plant species, the applicant recorded an Open Space Agreement on January 9, 2001, as shown in Figure 3. The Open Space Agreement covers the entire area identified by the CDFG as a suitable buffer zone for special-status plant species. The Open Space Agreement, which was prepared by the San Luis Obispo County Counsel and approved by the County Board of Supervisors, prohibits any future development within the boundaries of the buffer zone. As part of a Superior Court order, the applicant agreed to enter into a Memorandum of Understanding (MOU) with the CDFG for long-term maintenance of the buffer area.

Native or Important Vegetation. The proposed parcel map includes an oak tree setback line located a distance of 1.5 times the dripline of coast live oak trees located in the northern half of the project site. The applicant proposes to locate future development and related improvements outside of the oak woodland area, in the southern portions of proposed Lots 1 and 2. In addition, measures to protect coast live oak trees and native understory are included on the Additional Map Sheet submitted with the parcel map, consistent with the conditions of the previously approved map. No additional measures are required.

Mitigation/Conclusion. Based on the establishment of the Open Space Agreement and MOU, and conditions listed on the Additional Map Sheet, significant impacts to special status species and oak trees would be avoided. No additional mitigation measures are required.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in an area historically occupied by the Obispeño Chumash. Significant prehistoric and historic cultural resources are known to exist in the area. No historic structures are present and no paleontological resources are known to exist in the area. The applicant submitted a *Cultural Resource Inventory* (Ethan Bertrando; February 29, 2000), including the results of a records search and Phase One surface survey. Based on the results of the report, no cultural resources were observed onsite, and no impacts to cultural resources would occur as a result of future development.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

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6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the proposed project site is nearly level to gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low within the gently sloping areas. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the proposed project site. The project is not within a known area containing serpentine or ultramafic rock. No specific measures above what will already be required by ordinance or code are considered necessary.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. Black Lake Canyon is the closest drainage and is located approximately 0.40 miles south of the

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parcel. As described in the NRCS Soil Survey, the soils onsite are considered well drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types mapped on the project site are Oceano sands (2-9% and 9-30%). A dirt road runs south across the western portion of the parcel. Vegetation bordering the dirt road appears to minimize erosion of these gently sloping areas. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics. Based on the proposed location of buildable areas, future development would not require the disturbance of significant amount of soil.

Mitigation/Conclusion. Based on the location of the proposed project and characteristics of the underlying geology and soils, there is no evidence that measures above what will already be required by ordinance or code are needed. No additional mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Chaparral, coast live oak woodland, eucalyptus trees, and ruderal vegetation dominate the proposed project site. Surrounding land uses include scattered single-family residences. The proposed project site is not located within the use of hazardous materials. The project site is located within a high severity risk area for fire. The project is not within the Airport Review area. The project is not expected to conflict with any regional evacuation plan.

Impact. The proposed project was referred to the California Department of Forestry/County Fire (CDF) for review. CDF did not identify any significant fire hazard issues, however standard fire safety measures are required, including compliance with the California Fire Code and the Public Resources Code (Gilbert Portillo; May 6, 2004). These measures include access requirements, storage of water for fire suppression, and vegetation clearance (not including fire resistive vegetation).

Mitigation/Conclusion. Based on compliance with applicable State Code, no impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is not within close proximity of loud noise sources, and would not conflict with any sensitive noise receptors (e.g., residences). The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts. Division of the parcel map would result in two 5.0-acres parcels. Possible future development would not displace existing housing or people, or use a substantial amount of fuel or energy to construct and maintain. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Mitigation/Conclusion. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. No additional measures are required.

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10. PUBLIC SERVICES/UTILITIES

- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is on Callender Road on the Nipomo Mesa approximately two miles to the southwest of the project site in the town of Palo Mesa. The closest Sheriff substation is on Front Street in Oceano, approximately five miles northwest of project site. The project is located in the Lucia Mar Unified School District. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place. No significant project-specific impacts to utilities or public services were identified.

Mitigation/Conclusion. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a proposed trail on the project site, and no recreational resources are present on or in the immediate vicinity. This project, along with numerous others, will increase the cumulative demand for recreation facilities.

Mitigation/Conclusion. To mitigate for cumulative impacts to recreational resources, the applicant is required install a detached A-1(x) trail along Chesapeake Place (Jan Di Leo; April 21, 2004). In addition, the applicant is required to pay Quimby and Building Division fees. Quimby fees are used in

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lieu of dedication of land for park and recreational facilities to provide funds for maintenance of existing parks and acquisition of land. Based on the above discussion impacts to recreational resources would be mitigated to less than significant.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts. The proposed project site is accessed by Stanton Road, a two-lane road that extends from Dana Avenue to Chesapeake Place. These local roads are operating at acceptable levels. Implementation of the proposed project is anticipated to result in the development of two primary residences. Each residence would generate approximately 9.6 trips per day, for a total average daily trip count of 19. The proposed project was referred to the County Public Works Department for review. The Department did not identify any significant traffic impacts or hazards, (Mike Goodwin; May 27, 2004).

Mitigation/Conclusion. Implementation of the proposed project would not result in any significant traffic impacts, and no mitigation is necessary.

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13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Future development of the proposed parcels would include the installation of on-site individual wastewater systems. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater systems would be placed is Oceano sand. Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include poor filtering characteristics and steep slopes.

Poor filtering characteristics. This characteristic indicates that due to the very permeable soil, without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as soil borings at leach line locations, to show that there will be adequate separation.

Steep slopes. This characteristic indicates that portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. Proposed building envelopes are not located near any steep slopes, therefore this characteristic is not applicable to the proposed project.

Impact. The proposed project would include individual wastewater systems to handle wastewater effluent. The effectiveness and safety of the systems may be compromised by poor filtering characteristics.

Mitigation/Conclusion. Due to limited availability of information relating to the soil limitations, additional information would be needed prior to final map recordation. In addition to comprehensive soil testing results, the applicant has agreed to submit soil boring and percolation test results for the proposed parcels showing that there is adequate filtering, separation, percolation rates, and depth to bedrock. If site conditions are not adequate for standard septic systems, County-approved plans for an engineered wastewater system would be required prior to issuance of construction permits. Implementation of these measures would ensure that no significant wastewater impacts occur as a result of the proposed parcel map.

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Surface Water. The topography of the site is nearly level. The closest creek from the proposed development is within Black Lake Canyon, approximately 0.4 mile to the south. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. Future development of the project site is not likely to disturb substantial amounts of soil, or result in significant sediment discharge.

Water Supply. The project proposes to use onsite wells as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project (Laurie Salo; July 15, 2003). Based on available information, the iron levels in the proposed water source on Parcel 2 exceed State Health Department Secondary Drinking Water Regulations. The Environmental Health Division states that "this secondary constituent may be objectionable to an appreciable number of people, but is not generally hazardous to health. Commercial treatment is available that will substantially reduce this constituent" (Laurie Salo; July 15, 2003).

Based on the project description, as shown below, reasonable "worst case" indoor water usage would likely be 2.52 acre-feet/year (afy): 1.26 afy X 2 primary dwellings = 2.52 afy (City of Santa Barbara Water Demand Factor & Conservation Study "User Guide"; August 1989).

A substantial portion of indoor water is usually recharged back into the water table through the wastewater system. Concentrated areas of recharge, such as community systems or large detention basins can increase the amount recharged back into the groundwater basin. Individual on-site septic systems recharge back to the groundwater basin at a lesser rate. This estimate does not include water required for landscaping, which would be an additional unknown amount. Approximately 90% of landscape water is typically lost through evapo-transpiration, with about 10 % recharged back into the groundwater table. Based on the location of existing drainages and creeks in the region, there is sufficient evidence of available water sources in the area. Annual use of 2.52 acre-feet by the proposed project would not significantly reduce available water supply in the region.

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The project will be using water extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, Santa Maria). Based on the most recent comprehensive study completed for this basin (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Also, due mainly to the absence of current evidence of seawater intrusion, DWR concludes that the basin is not in a state of overdraft. The report does recommend a number of measures to improve monitoring of the basin as well as increase the use of recycled water.

On November 2, 2004, the Board of Supervisors certified RMS Level of Severity 2 for water supply in the Nipomo Mesa area, defined as the area subject to the 2.3% growth limit, as depicted in the Growth Management Ordinance. Effective immediately, the County Flood Control and Water Conservation District will implement improved well monitoring and water quality monitoring programs for this area. Implementation of the proposed project would not result in project-specific impacts to the water supply, but would contribute to the cumulative demand for resources.

Mitigation/Conclusion. The applicant would be required to submit comprehensive water data including all water well logs, pump tests, and complete water analysis for all wells prior to final map recordation. An exhibit showing all well locations, septic systems, and easements would also be required. The applicant has agreed to submit all required water data to the County Division of Environmental Health prior to final map recordation.

In addition, construction plans for development on the proposed parcels must include indoor and outdoor water conservation measures. Indoor water conservation measures would include: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Outdoor conservation measures include: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems. Based on implementation of these measures impacts to water resources would be less than significant.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g. County Land Use Ordinance, and the South County (Inland) Area Plan). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding land uses consist of single-family residences. The proposed project is compatible with these surrounding uses because it is a subdivision of one 10-acre parcel into two five-acre lots. The proposed project includes an open space easement to protect Pismo clarkia habitat, pursuant to requirements from the California Department of Fish and Game.

Mitigation/Conclusion. No inconsistencies were identified; therefore, no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with a ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input checked="" type="checkbox"/>	County Parks and Recreation Division	Attached
<input checked="" type="checkbox"/>	County Assessor Department	No Response
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Department of Conservation	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Game	Prior Approval
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Nipomo Community Services District	In File**

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> South County (Inland) Area Plan and Update EIR
County documents	<input type="checkbox"/> South County Circulation Study
<input type="checkbox"/> Airport Land Use Plans	Other documents
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Bertrando, Ethan. February 29, 2000. *Cultural Resource Inventory of the Peddicord Parcel*.

Holland, V.L. July 2000. *Botanical Survey*.

Exhibit B - Mitigation Summary Table**Air Quality**

- AQ-1 Prior to issuance of grading permit for tract improvements, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
- AQ-2 Developmental burning shall be prohibited unless the applicant obtains a burn permit from the Air Pollution Control District and California Department of Forestry/County Fire (CDF). If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.

Recreation

- R-1 Prior to final inspection of tract improvements, the applicant shall build the approved detached trail along Chesapeake Place to the County's A-1(x) standard and pay applicable fees. The Parks Division shall review and approve the proposed location of the trail corridor.

Wastewater

- WW-1 Prior to issuance of grading and construction permits for individual lot development, the applicant shall submit soil borings showing adequate distance to bedrock and adequate separation between lines and percolation rate test results at each leach line location showing adequate percolation rates. If soil conditions do not permit a standard leach field, the applicant shall submit plans for an engineered wastewater system.

Water

- W-1 Prior to recordation of the final map, the applicant shall submit comprehensive water data including all water well logs, pump tests, and complete water analysis for all proposed wells to the County Department of Environmental Health for review and approval. A full size exhibit showing all well locations and easements shall also be submitted.
- W-2 Prior to issuance of building permits for development on the proposed parcels, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

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**DEVELOPER'S STATEMENT FOR
PEDDICORD PARCEL MAP; SUB2003-00144 CO04-0158**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

AIR QUALITY

AQ-1 Prior to issuance of grading permit for tract improvements, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District (APCD), shall verify compliance.

AQ-2 Developmental burning shall be prohibited unless the applicant obtains a burn permit from the Air Pollution Control District and California Department of Forestry/County Fire (CDF). If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District (APCD), shall verify compliance.

RECREATION

R-1 Prior to final inspection of tract improvements, the applicant shall build the approved detached trail along Chesapeake Place to the County's A-1(x) standard and pay applicable fees. The Parks Division shall review and approve the proposed location of the trail corridor.

Monitoring: The County Parks Division, in consultation with the Planning and Building Department, shall verify compliance.

WASTEWATER

WW-1 Prior to issuance of grading and construction permits for individual lot development, the applicant shall submit soil borings showing adequate distance to bedrock and adequate separation between lines and percolation rate test results at each leach line location showing adequate percolation rates. If soil conditions to not permit a standard leach field, the applicant shall submit plans for an engineered wastewater system.

Monitoring: The Planning and Building Department, in consultation with the Environmental Health Division, shall verify receipt of required documentation and/or plans.

WATER

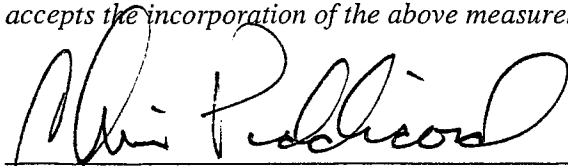
W-1 Prior to recordation of the final map, the applicant shall submit comprehensive water data including all water well logs, pump tests, and complete water analysis for all proposed wells to the County Department of Environmental Health for review and approval. A full size exhibit showing all well locations and easements shall also be submitted.

Monitoring: The Planning and Building Department, in consultation with the Environmental Health Division, shall verify receipt of required documentation and/or plans.

W-2 Prior to issuance of building permits for development on the proposed parcels, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

Monitoring: The Planning and Building Department shall verify compliance.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

5-3-05

Date



Name (Print)

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DATE: February 26, 2001

**DEVELOPER'S STATEMENT FOR PEDDICORD PARCEL MAP;
ED00-375 (CO00-0061; S990331P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

OAK TREE REMOVAL/PROTECTION

1. No oak trees will be removed as a result of future grading or construction activities on Parcels 1 and 2. This precludes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.

Monitoring: The Environmental Coordinator, in consultation with the Department of Planning and Building will monitor future grading or construction activities to assure the protection of on-site oak trees.

2. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak tree's root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)

Monitoring: The Environmental Coordinator, in consultation with the Department of Planning and Building will monitor future grading or construction activities to assure the protection of on-site oak trees.

3. All oak trees to remain on-site that are within fifty feet of construction or grading activities on Parcels 1 and/or 2 will be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Monitoring: The Department of Planning and Building will monitor future grading or construction activities to assure the protection of on-site oak trees.

4. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree trimming issues.

5. To minimize impacts to the sensitive oak woodland understory habitat (e.g. chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:
- a) Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
 - b) No livestock shall be allowed within the native habitat area.
 - c) All allowed uses within the native habitat area shall be "passive", where the use will have either no or minimal impact on the oak woodland habitat.
 - d) Any CC&R's created shall include the above provisions to protect the native habitat.

Monitoring: Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on native vegetation removal/protection issues.

SPECIAL STATUS PLANTS

6. All future buildings on Parcel 2 shall be located outside the Pismo clarkia open space area, as shown on Exhibit A. No structures, grading, site disturbance, native vegetation removal, access by domestic livestock, vehicle use or storage, introduction of nonnative plants, mowing, disking or any other action likely to negatively affect the Pismo clarkia, its potential pollinators, or surrounding habitat shall occur within the open space easement.

Monitoring: County Engineering Department, in consultation with the Department of Planning and Building, will verify that open space easement has been recorded prior to parcel map approval.

7. **For the life of the project**, the Developer agrees to locate all run-off or sedimentation and erosion control measures required by the County Engineering Department at the time of building permit application outside of the open space easement boundaries as shown on Exhibit A.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

8. **For the life of the project**, vegetation clearance around structures, necessary to comply with local fire control codes, in no event shall extend into the open space boundaries area or beyond the Developer's property boundary.

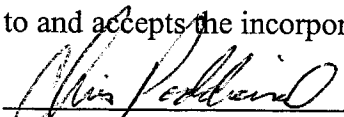
Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

ARCHAEOLOGICAL RESOURCES

9. If archaeological resources or human remains are accidentally discovered during grading or construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.

Monitoring: Compliance will be verified by the Environmental Coordinator.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

3-25-01
Date

CHRIS PEDDICORD
Name (Print)

4-43

130



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 6, 2004

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # Peddicord/SUB 2003-00144

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed two parcel subdivision project located at 675 Stanton Rd., Arroyo Grande. This project is located approximately 12-15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

4-44

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

- ☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.
- ☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

BP



4-45
AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

DATE: April 26, 2004

TO: South County Team
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise *MAG*
San Luis Obispo County Air Pollution Control District

SUBJECT: Peddicord Parcel Split (SUB 2003-00144)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 675 Stanton Road in Nipomo. The project as proposed would subdivide one 10 acre parcel into two five acre parcels. We have the following comments on the proposal.

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development (20 acres or greater).

The District understands that under the County's Land Use Ordinance parcels within the Residential Rural category, can be subdivided to a minimum lot size of five acres. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. **We do not support this type of development.**

One possible solution to this dilemma is a workable Transfer Development Credit (TDC) Program, which would encourage more compact development in urban areas and away from environmentally sensitive land, land with agricultural capability or antiquated subdivisions. We do believe, however, it is important to carefully select receiver and sender sites so the ultimate goal of increasing densities in urban areas is achieved. As currently structured, the TDC Program does not assure that receiver sites are located within or bordering the URL, therefore, promoting further growth in areas outside the URL. The District recommends changes to the TDC Program to assure long-term sustainable development.

4-46

Peddicord Parcel Split (SUB 2003-00144)
April 26, 2004
Page 2

Should this subdivision proceed against the District's recommendation the applicant should be made aware of the following restrictions:

Development Burning

Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of a fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the area that will be disturbed. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects. Please refer to the District web page at <http://www.slocleanair.org/business/asbestos.asp> for more information regarding these requirements. If you have any questions regarding these requirements, please contact Karen Brooks of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

MAG/lmg

cc: Karen Brooks, SLOAPCD Enforcement Division
Tim Fuhs, SLOAPCD Enforcement Division



4-47 SA LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Parcel Map/Land Div.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/8/2004

TO: FROM

Parks - J.D.

FROM: TO

So. Co. Team

(Please direct response to the above)

Peddicord

CO 04-0158

SUB 2003-00144

Project Name and Number

Development Review Section (Phone: 787-2009 Tanya) ()

PROJECT DESCRIPTION:

Subdivide 10 acres into (2) 5-acre
Parcels

Return this letter with your comments attached no later than:

4/26/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

- 1) Require Quimby fees and applicable Building Department fees
- 2) Require detached trail along Chesapeake Place according to the County's A-1(X) standard.

4/21/04
Date

Greg Martin
Name
Jim Dileo

805-781-4388
Phone

4089



4-48

10

SA LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Parcel Map/Land Div.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

Peddicord

CO 04-0158

SUB 2003-00144

Project Name and Number

DATE:

4/8/2004

TO:

Len. Mansell

FROM:

So. Co. Team
(Please direct response to the above)

Development Review Section (Phone: 788-2009 Tany ())

PROJECT DESCRIPTION:

Subdivide 10 acres into (2) 5-acre
Parcels

Return this letter with your comments attached no later than:

4/26/04

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(Please go on to Part III)

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(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Advise applicant that they will need
an approval sheet/LETTER from me to
satisfy Public Works

4/8
Date

Leonard J. Mansell
Name

5199
Phone



4-49
County of San Luis Obispo Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

July 15, 2003

Jensen & Lenger
P.O. Box 1115
San Luis Obispo, CA 93406

RECEIVED

JUL 18 2003

Planning & Bldg

ATTN: LEONARD LINGER
RE: FINAL PARCEL MAP CO 00-0061/S.R.437 (PEDDICORD)

Water Supply

5990 331P

This office is in receipt of final evidence of water for the above noted parcel map. Domestic water will be supplied by individual wells on each parcel. Be advised that the State Health Department Secondary Drinking Water Regulations were exceeded for Iron in the domestic well serving parcel 2. This secondary constituent may be objectionable to an appreciable number of people, but is not generally hazardous to health. Commercial treatment is available that will substantially reduce this constituent.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet county and state requirements should adequately serve the parcels.

Based on the above, CO 00-0061 is approved for recordation.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Armand Boutte, County Public Works
Kami Griffin, County Planning

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Parcel Map/Land Div.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/8/2004

APR - 8 2004

FROM

FW

peddicord

CO 04-0158

FROM

So. Co. Team

(Please direct response to the above)

SUB 2003-00144

Project Name and Number

Development Review Section (Phone: 788-2009 *Tamyn*) ()

PROJECT DESCRIPTION:

Subdivide 10 acres into (2) 5-acre

Parcels

Return this letter with your comments attached no later than:

4/26/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓

YES

(Please go on to Part II)

 NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

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?

NO

(Please go on to Part III)

 YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No Title Report, Map is numbered "SHEET 2 of 3 SHEETS" - WHAT ADDITIONAL INFO IS ON OTHER PAGES? Recommend Approval - stock conditions ATTACHED. Page B of App. form? SEE CO 00-0061 (EXPIRED) FOR ADDITIONAL INFO.

27 MAY 2004

Date

Goodwin

Name

5252

Phone